

**From:** [Fons, Monique](#)  
**Cc:** [Gonzalez, Jessica](#); [Bueno, Lizbeth](#); [Seiberling, James](#); [Tackett, Deborah](#); [Kallergis, Nick](#)  
**Subject:** FW: HPB21-0498  
**Date:** Monday, May 2, 2022 11:35:09 AM

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**Good afternoon bcc'd Board members and Staff,  
Please see public comment below for the referenced file.  
Thank you,**

## MIAMIBEACH

**Monique Fons**, Office Associate V  
PLANNING DEPARTMENT  
1700 Convention Center Drive, Miami Beach, FL 33139  
Tel: 305.673.7000 ext. 26172 [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

**It's easy being Green! Please consider our environment before printing this email.**

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**From:** Terry Smith <[dolantws@yahoo.com](mailto:dolantws@yahoo.com)>  
**Sent:** Sunday, May 1, 2022 2:47:07 PM  
**To:** HPB <[HPB@miamibeachfl.gov](mailto:HPB@miamibeachfl.gov)>  
**Subject:** HPB21-0498

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

To Whom It may Concern,,

I have enjoyed visiting Miami Beach since 1985 when my mother purchased an apartment at the Sea Wash Condos and more recently, staying at my own apartment there. The neighborhood is clean and full of shopping and dining opportunities. Proximity to the beach has been wonderful for entertaining visiting family.

Too frequently though, on-the-street parking has been a problem in the neighborhood, especially in winter months when lots of short term visitors flock to Miami Beach. I am writing to express concern for what I believe will be a negative impact on the quality of life, in particular, for on-the-street parking, that will be further exacerbated by increased demand for guest parking related to the proposed new "hotel" between 74<sup>th</sup> and 75<sup>th</sup> Streets along Harding Avenue. It is my hope that the Historic Preservation Board will exercise due diligence and conclude that :

1. A "new" hotel with no provision for guest parking, will create parking issues and not be in the best interest of current Miami Beach residents.

2. A "new" hotel will not be consistent with the neighborhood's historic architecture and thus, the guiding principles of the Historic Preservation Board which we trust to preserve our community's charm.

3. If proposal HPB21-0498 were approved, a precedent would be set that would make it difficult for HPB to reject similar future proposals that also create problems or are inconsistent with the neighborhood's historic architectural style.

Please know that I am opposed to proposal HPB21-0498 and the negative effects I believe it's approval will have on the community.

Thank you,

Clara Estrada-Smith  
Owner of 7400 Harding Avenue, #14.  
e-mail: [dolantws@yahoo.com](mailto:dolantws@yahoo.com)